

Downtown Dublin



General Plan Land Use Designation:

Downtown Dublin Specific Plan

Zoning: Downtown Dublin Specific Plan

Land Area: 284 acres

Floor Area Ratio (FAR):

District	Base FAR	Max FAR
Retail	0.35	0.6
Transit Oriented	0.5	1.2
Village Parkway	0.35	0.35

Development Assumptions

District	Existing		Proposed		Difference	
	Non-Residential (SF)	Residential (Units)	Non-Residential (SF)	Residential (Units)	Non-Residential (SF)	Residential (Units)
Retail	737,100	100	543,850	400	(193,250)	+300
Transit-Oriented	2,202,710 (+150 hotel rooms)	1,100	1,622,960 (+150 hotel rooms)	1,900	(579,750)	+800
Village Parkway	20,730	100	20,730	200	--	+100
Total	3,035,540 (includes 150 hotel rooms)	1,300	2,262,540 (includes 150 hotel rooms)	2,500	(773,000)	+1,200

The Green at Park Place



Existing Entitlements

General Plan Land Use Designation:

General Commercial

Zoning: PD - Commercial

Land Area: 27.5 acres

Floor Area Ratio (FAR): 0.20-0.60
(239,581 sf – 718,740 sf)

Proposed Entitlements

General Plan Land Use Designation:

Mixed Use

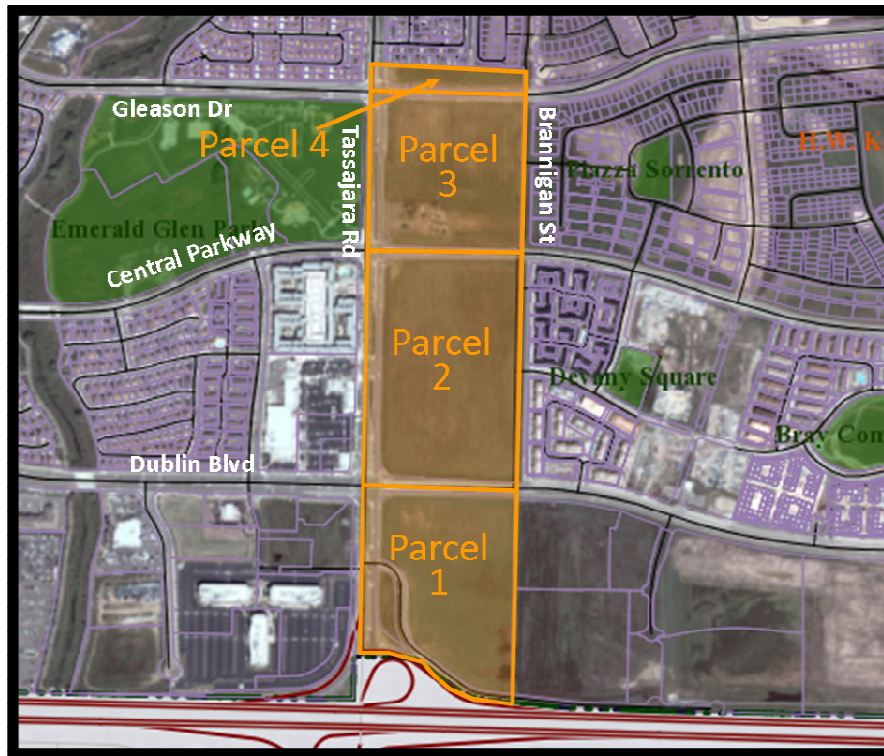
Zoning: Mixed Use

Land Area: 27.5 acres

Development Assumptions

	Existing	Proposed
Use	Square feet/ units	Square feet/ units
Retail	270,000 sf	5,000 sf
Restaurant	35,000 sf	35,000 sf
Total	305,000 sf	40,000 sf
Residential	—	400 units

Dublin Land Company



Existing Entitlements

General Plan Land Use Designation	Acres	FAR	Density	Development Assumptions
General Commercial	60.3	0.20 - 0.60 (525,223 - 1,576,001 sf)	—	846,153 sf
Neighborhood Commercial	3.7	0.25 - 0.60 (40,293 - 96,703 sf)	—	56,410 sf
High Density Residential	3.2	—	25.1+ units/acre (80+units)	112 units
Medium High Density Residential	5.3	—	14.1 - 25 units/acre (75 - 133 units)	106 units
Medium Density Residential	4.3	—	6.1 - 14 units/acre (26 - 60 units)	43 units
Public / Semi-Public	3.3	0.60 Max (Up to 86,249 sf)	—	—
Total	80.1			Comm: 902,563 sf Res: 261 units

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Dublin Land Company: Parcels 3 & 4 (SummerHill Homes Proposal)



Existing Entitlements

General Plan Land Use Designations:

General Commercial
High Density Residential
Medium-High Density Residential
Medium Density Residential
Public / Semi-Public

Zoning: PD

Land Area: 23.77 acres

Proposed Entitlements

General Plan Land Use Designation:

Medium Density Residential

Zoning: PD

Land Area: 23.77 acres

Development Assumptions

	Existing		Proposed	
	Commercial (SF)	Residential (Units)	Commercial (SF)	Residential (Units)
Development	170,000	158 single family & multi-family	—	161 single family

The Promenade & Grafton Plaza



Grafton Plaza

Existing Entitlements

General Plan Land Use Designations: Mixed Use 2/Campus Office

Zoning: PD - Mixed Use

Land Area: 25.3 acres

Floor Area Ratio: 0.45 FAR (496,519 sf) - 50% Commercial, 50% Residential

The Promenade

Existing Entitlements

General Plan Land Use Designation:

Neighborhood Commercial & Public/Semi-Public

Zoning: PD

Land Area: 23 acres (NC 20 acres & P/SP 3 acres)

Proposed Entitlements

General Plan Land Use Designation:

Residential and/or Mixed Use

Zoning: PD

Land Area: 23 acres

Development Assumptions

	Existing			Proposed		
Project	Commercial (SF)	Residential (Units)	Public / Semi-Public (SF)	Commercial (SF)	Residential (Units)	Public / Semi-Public (SF)
Promenade	230,000	Up to 80	25,000	TBD: Possibility of commercial / mixed use along Dublin Blvd	TBD: Attached and Detached	0
Grafton Plaza	35,510	122	N/A	N/A	N/A	N/A

Chen Property



Existing Entitlements

General Plan Land Use Designation:

General Commercial

Zoning: PD - General Commercial

Land Area: 72.1 acres

Floor Area Ratio (FAR): 0.20-0.60
(628,135 sf – 1,884,405 sf)

Development Assumptions

	Existing
Use	Square Feet
Commercial	785,169